

TRANSFER  
TAX  
PAID

WARRANTY DEED  
Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS,

11305

That I, MARY D. RUNSER, of Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by WILLIAM OLIVER and MARY ANNE MITCHELL, husband and wife, both of Waterville, in the County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said WILLIAM OLIVER and MARY ANN MITCHELL, as joint tenants and not as tenants in common, their heirs and assigns forever,

Two certain lots or parcels of land with wood framed dwelling and garage situated thereon located in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

ONE: Commencing at an iron pin situated on the northeasterly right-of-way line of Center Street, which iron pin is situated in the southwesterly corner of property now or formerly owned by Herman P. Bouchard and Robert F. Knowles; thence N 69° 23' 54" W a distance of forty (40) feet along the northeasterly right-of-way line of Center Street to an iron pin; thence N 27° 36' 06" E a distance of eighty-five (85) feet to an iron pin; thence S 62° 23' 54" E a distance of forty (40) feet to a point in the westerly line of premises now or formerly of Herman P. Bouchard and Robert F. Knowles; thence S 27° 36' 06" W a distance of eighty-five (85) feet to an iron pin situated at the point of beginning.

Meaning and intending hereby to convey the first described parcel in a deed from Mary D. Runser to Paul A. Dundas dated June 7, 1972, and recorded in the Kennebec County Registry of Deeds in Book 1585, Page 66.

TWO: Commencing at an iron pin set in the northerly right-of-way line of Center Street, so-called, which iron pin is situated in the southwesterly corner of the first described parcel in this deed; thence N 62° 23' 54" W along the northerly right-of-way line of said Center Street a distance of two (2) feet to an iron pin; thence N 27° 36' 06" E on a line parallel with the westerly line of the parcel described in the first parcel of this deed a distance of eighty-five (85) feet to an iron pin; thence S 62° 23' 54" E a distance of two (2) feet to an iron pin marking the northwesterly corner of the first described parcel in this deed; thence S 27° 36' 06" W along the northwesterly line of the first described parcel in this deed, a distance of eighty-five (85) feet to the iron pin at the point of beginning.

Meaning and intending hereby to convey a strip of land two (2) feet wide by eighty-five (85) feet in depth containing 170 square feet, said strip of land being a portion of the lot conveyed to Matthew K. Arbo and Debra Thurlow by deed dated February 5, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2771, Page 82.

Also meaning to convey to the within grantees, their heirs and assigns, an easement for temporary placement of ladders and other equipment to facilitate maintenance and repair to the premises of the within grantees identified in a deed recorded in the Kennebec County Registry of Deeds at Book 2004, Page 180, 1.5 feet wide and eighty-five (85) feet in depth immediately west and adjacent to the two (2) foot strip herein granted.

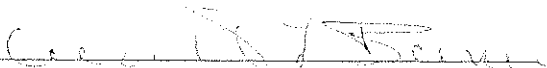
Also hereby granting to the within grantees, their heirs and assigns forever, a right-of-way from Pleasant Place adjacent and parallel to the northerly boundary line of premises described in a deed from Mary D. Runser to Matthew K. Arbo and Debra L. Thurlow dated February 5, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2771, Page 82, leading from Pleasant Place to the garage located on the first described parcel in this deed, which right-of-way is approximately twelve (12) feet in width and is presently a paved driveway.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said WILLIAM OLIVER and MARY ANNE MITCHELL, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

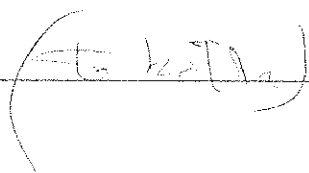
And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, I the said MARY D. RUNSER and BERNARD L. RUNSER, husband and wife, each joining in this deed as Grantor, and each relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 13th day of June, in the year of our Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered  
in the presence of:



  
Mary D. Runser



  
Bernard L. Runser

48-327

STATE OF MAINE  
KENNEBEC, SS.

June 13, 1986

Personally appeared the above named MARY D. RUNSER and BERNARD L. RUNSER  
and acknowledged the foregoing instrument to be their free act and deed.

Before me,

C. and J. Bernier  
NOTARY PUBLIC  
Print Name Albert L. Bernier

RECEIVED KENNEBEC SS.

1986 JUN 16 AM 9:00

RECORDED BOOK 2965 PAGE 353